

Tam Design Review Board

Notes

Public Meeting – Wednesday, June 16, 2021

Meeting location: Via Zoom.

Call to order: 7:03 p.m. by Douglas Wallace – Vice Chair (filling in for Alan Jones, Chair).

Board members present: Logan Link (LL) (arrived near the end of the meeting), Andrea Montalbano (AM), Doug Wallace (DW), Michael Wara (MW).

Board members absent: Alan Jones (AJ) - Chair.

Other attendees: Homeowners Sonia and Garrett Roll (SR & GR), and Katherine Lehmann (KL), notetaker.

Meeting minutes: from the May 5 and June 16 meetings to be approved at our next meeting, when we have a quorum.

Correspondence and announcements: None

Members of the Public who wished to comment on anything not on the agenda: None

AGENDA:

The main agenda item for the evening was an informal, limited review of the plans for the buildout of a family room on the lower level of the Roll's home located at 69 Skyline Terrace, Mill Valley, CA, on Homestead Hill in the Fairview development.

1. Sonia and Garrett Roll:

- Shared their computer screen and presented the proposed overall floorplan, and elevations, for their buildout.
- Stated that their neighborhood is zoned RSP-1, and has a FAR of 45%.
- They noted that 11 existing homes currently exceed the FAR, and they are asking to do the same.
- Mentioned that their neighborhood is exclusively single family homes.
- Noted their proposed addition of 67.5 sq.ft. beyond the existing footprint is just to allow for a stairwell to be built along the side of the house.
- They would still be within five feet of the property line with this buildout.
- Noted that they are not aware of any neighbor opposition to the plans.
- Said that 20 letters of support have been received, so far.

- Were glad to hear from the Rolls that the immediate neighbors on both sides of the home are in favor of the buildout.

As the Rolls went through their overall plans, they:

- Showed how a closet would be lost to build an interior staircase down one more level.
- Mentioned they are also planning to build an exterior deck, which would not exceed the footprint of what has already been built above it, with the existing deck.
- Showed that the only time they exceeded the existing footprint, with their proposed plans, is to build an exterior stairwell.
- Explained that their goal is to build a family room for the children to play in.
- Said that their architect is working with Sabrina in the Planning Dept.

Members of the Design Review Board:

- Would like to understand why so many homes have exceeded the FAR?
- DW stopped by their home earlier in the day and was able to look at the site from the exterior, which is built on a steep hill.
- DW wondered if the uneven railroad ties are going to be rebuilt? (Yes, they are, responded the Rolls.)
- Said that a Master Plan *does* exist for this neighborhood (AM checked online). (Sabrina, in the Planning Dept., should be able to help them review the Master Plan with their architect.)
- Suggested that getting clarity about the zoning and the Master Plan, and making them clear to the board, would help to avoid delays in the future.
- AM said she would be inclined to approve the plans if the exterior stairway were more integrated into the existing style of the house, and blended in a little better.
- DW thanked the Rolls for their presentation, and said they look forward to seeing them again at a future time.

2. Doug Wallace then gave a brief update on the outreach letter that was sent from AJ on May 6, 2021:

- He said it was sent to multiple addressees, including chairs and vice chairs of the California State Senate Housing Committees.
- A copy of the letter was published in the *Marin Independent Journal* on May 17, 2021.
- DW is not aware of any responses that have been received so far.
- Logan said it was great to see it in the "IJ."

3. Andrea Montalbano:

- Suggested that the board might want to add an agenda item to the next meeting regarding the pros and cons of having Zoom and/or live meetings separately, or simultaneously, in the post Covid period.
- Thought that perhaps AJ should follow up with the county on that?
- Announced that there will be a wonderful fundraising special event:
 - ❖ Hosted by the Watershed Alliance in Marin.
 - ❖ To be held on Saturday, August 14, 2021.
 - ❖ Save the date for this dinner and art auction event!

Meeting adjourned: at 7:40 p.m.